

DRAFT

Pen Selwood Parish Council

Minutes of the planning meeting held on Friday 20th January at 7.30 in the Village Hall to review the planning applications listed below.

Application No. 17/00076/FUL Mrs Kirby

Erection of extensions to dwelling house following demolition of existing north elevation single storey extension.

Farthyngs, Pen Selwood BA9 8LG

Application No. 16/05379/FUL Mr. Shiner.

Change of use of agricultural buildings to sui generis for use a wedding car hire business.

To include a new build 'link' barn, replacement of existing store with office, engineering works to ground level (retrospective) and installation of septic tank.

Belmont Farm, Charlton Musgrove BA 98LA.

Present: Cllrs. Steadman, Jenkins, Fitzgerald, Ashman, Carter.

Members of the public: Patrick and Paula Williams, Paul Shiner, Ian Steadman, Clive Kirby, Georgina Smith, Mr Prentice.

Apologies: Tony Appleton, Alex Jukes.

Chair decided to deal with each application separately starting with Farthyngs. No member of the public wished to comment on this application and the council were in agreement that they had no objections to the application.

Change of use at Belmont Farm : Public open forum.

Mr Prentice was not sure if permission had already been given. It was explained that it had not. He also felt that it would set a precedent and should stay as a agricultural site. Council explained that the application was for a change of use as had been the application at Pen House Farm and that the same restrictions could be placed on the application that the site would revert to agriculture when no longer needed by the applicant.

Ms Smith wanted to know if this was a new build. Mr Shiner explained that the two barns were already there and that he wanted to link them together.

There was concern at the amount of work that had already been carried out at the site. Mr Shiner explained that this was to tidy the site but apologised that the workmen may have been too enthusiastic. He then explained that this application at Belmont Farm was because, having got permission for change of use at Pen House Farm for the same project, it was discovered that that site was impossible to use due to the condition of the ground.

Ms Smith was concerned about water run off from the site into the watercourse and subsequent flooding. Mr Shiner explained that they has cleared all their culverts and therefore the water was running more freely, new french drains were being put in to help with water management. Ms Smith asked why there was nothing in the planning statement about this and the water treatment plant. It was explained that this was not necessary. Mr Shiner explained that the treatment plant was to capture contaminants from the workshop such as petrol, oil etc and that only clean water would go into the watercourse.

Mr and Mrs Williams explained that they had moved to their house because it was next to a farm, it was the rural ambiance they were looking for and they wanted it to stay as an agricultural unit. They were concerned over the size of the site, worried that it would turn from rural to industrial with more noise and more traffic. Mrs Williams had looked at the website for the business and was afraid that it was a bigger commercial concern than she had at first thought. Mr Shiner explained that it would stay small, that cars were not out late and that he would wish the site to be unobtrusive. There would be no external signs and no lights at night.

Ms Smith commented that the business would bring no employment locally and to accept it was contrary to Pen Selwood's own Local Plan.

The Chair then asked that no more be said from the public and that the council would now debate the question.

Mr Carter explained the history of the original application at Pen house Farm and that a restriction has been suggested for the number of vehicle movements. He said that he had gone over the Village's Parish Plan 'word by word' but had found nothing in it, then or now against the applications proposed.

Ms Ashman talked about change of use. She accepted that it was not possible to say whether or not the business would grow or whether one could restrict the potential for such. She felt the site will look much better tidier.

Mr Jenkins felt that with conditions imposed such as the return to agricultural use, the limits on number of movements and limits on time for activity, the council should have no objections to the application.

Mr Fitzgerald thought that the site at Belmont was not so good as that at Pen House as it was more overlooked. He acknowledged that three sets of neighbours felt that their quality of life might be damaged. With regards to the water question, he felt that the same amount of water will go into the stream as before. He recommended consent provided no exterior lighting was allowed

Mrs Steadman said that many of the worries expressed had been similar to ones expressed at the meetings on the Pen House Farm application but the council had felt that these had been significantly allayed for them to recommend consent for that application with conditions. She hoped that this meeting had gone some way towards a better understanding on what was planned for the site.

The council agreed that they would have no objection to the application but with certain conditions. These were that site be returned to agricultural use when no longer needed by Mr Shiner, the workshop only used for cars in the collection, that suitable limits to traffic movements and time restrictions for activity to be negotiated with the applicant, that external lighting be restricted so as not to cause nuisance and that a filtration system be in place to prevent foul water entering the watercourse.

The meeting was closed at 8.35Pm.